

**Work Session Meeting Minutes
December 20, 2016**

A work session of the Hulmeville Borough Council was held on the above date at the Borough Hall, 321 Main Street.

Councilmembers Present: Thomas Wheeler, President, Debbie Mahon, Vice President, Judy Coleman, Mallory Menta, Mayor Harris, Dan Mandolesi, and Dale Walton Jr.

Councilmember's Absent: Nick Lodise.

Other's in Attendance: Fire Marshal Bill Wheeler, Authority Chair Jim Clark, Solicitor Robert DeBias, and Secretary Dorothy Omietanski

Guests in Attendance: Ira Romberger, Roger Hedeman and Sheri Wheeler.

Call to Order: Mr. Wheeler called the meeting to order at 7:39 pm; all those present joined in the Pledge of Allegiance.

Public Comment:

- Mr. Hedemen wanted to bring to council's attention a concern he had regarding Kiss Electric. He wanted to make sure that all steps were being taken to ensure that Kiss Electric's water and sewer hookup would not affect the wet lands in any way. He spoke to someone in soil conservation, and they said that Kiss Electric is required to receive a permit from DEP. Mr. Wheeler assured Mr. Hedemen that Kiss Electric's designs did not disrupt the wet lands, and also confirmed that Kiss Electric did receive a permit from DEP. He provided Mr. Hedemen with the permit for him to view.

Solicitor Report:

- Tax Ordinance – The tax ordinance should be signed tonight.
- Snow Removal Contract – Mr. DeBias distributed a copy of the new snow removal contract to council. Mr. Wheeler distributed a map outlining all the streets Ossco would be responsible to salt and plow. Council reviewed and approved all documents.

A motion was made by Mr. Walton seconded by Mr. Mandolesi to authorize the signing of a one year snow/ice removal contract with Ossco LLC; Motion passed with all in favor 6-0-0. This action was authorized to be taken, if appropriated by council at its December 5, 2016 meeting.

- Flood Plain Ordinances - The proposed flood plain ordinances amendments that were sent to Bucks County Planning Commission and Hulmeville Planning Commission and have been approved by both parties. The next step will be to advertise them.
- RDA Grants – Mr. Wheeler sent via email a list of all RDA Grants approved for 2017. Hulmeville Borough's projects that were approved are emergency responder and Constable Radios and Bristol Borough Fire & EMA Responder Radio Replacement.
- Johnson Hall – Mr. DeBias just wanted to inform council that there is a potential offer being made on Johnson Hall from Joe McGrath. Mr. McGrath would like to make the first floor into shops and the upper floors into apartments. He also talked about knocking down the newer edition in the back to allow for more parking. Mr. McGrath is also making an offer on the Black property and pallet company property. He would like to develop the land into a mix of residential and commercial.

Water and Sewer:

- Rate Increase – Hulmeville Water and Sewer received a letter from BCWSA regarding their sewer rent rate increase of 4% for 2017. This announcement prompted the Hulmeville

authority to review their own profit/loss to make sure that the increase would not put them in deficit. After careful analysis, Mr. Clark realized that they have been running at deficit in water rent. Currently, the fee schedule charges anyone who used up to 5,000 gallons a rate of \$5.52 per 1000 gallons, and anyone who uses in excess 5,000 gallons a quarter the charge of \$4.25 per 1000 gallons. The gap in the charge for gallons used in excess of 5,000 results in an annual shortfall of \$7,524 to the authority. The authority is proposing that council change the rate charged to Hulmeville Borough's water customers, for water usage in excess of 5,000 gallons, from \$4.25 per 1,000 gallons to \$5.52 per 1,000 gallons. The changes will be voted on at the January meeting, and if passed. An ordinance imposing the new rate will be advertised in January for adoption at the February 6, 2017 council meeting. An Announcement will go out to the residents in their March bill and the changes will take effect in July.

- Water Meters – A new water meter was installed in a home on Water Street. Mr. Clark was tracking the usage to see if the meters were working correctly. In a one month time period the meter recorded 65,000 gallons of water being used. After further investigation the owner said that a toilet in the home was not working correctly, and was running. Mr. Clark notified the owner of the amount of water that the toilet was consuming, and urged them to get someone in to fix it.
- Previous Meter Installation – Before BCWSA took over the task of meter replacement the authority had hired a plumber to install meters. The work was never completed, and the authority informed the plumber that his services were no longer needed. In December Mr. Clark received an invoice, for work that the plumber claims to have completed, in the amount of \$1,600. After careful review of the invoice Mr. Clark found many discrepancies with the work the plumber claims to have done. There was an address that did not exist, another address for a house that would not have received a new meter in that it is a BCWSA customer, and several houses whose owners confirmed as never receiving a new meter. Mr. Clark needs to investigate the plumbers claims further, and will inform council in an upcoming meeting how he recommends they should proceed with payment of the bill.

Fire Marshal:

- Sprinklers – Fire Marshal Wheeler is going to send everyone on council a link to a web site that discusses the benefits of sprinkler systems in residential buildings. He would like to present council a sample ordinance which he recommends be passed this year with regard to sprinkler systems being required in new construction.

Budget: no report

Borough Hall:

- Ms. Omietanski read a letter from apartment B regarding rent. The tenant paid rent for the month of December and did recognize that she owes the borough for two months' rent. She said she would make extra payments until the balance due is paid.

Mayor: no report

Old Business:

- Open Space - Mr. Wheeler spoke to Dave Johnson regarding the open space paperwork he submitted for approval at the open space meeting in December. Mr. Johnson informed Mr. Wheeler that the paperwork was not discussed and suggested that Mr. Wheeler complete and submit the applications prior to December 30, 2016 for consideration at the January meeting.
- Garden Club – Ms. Mahon informed council that the Garden Club is planning to meet at Borough Hall two times this coming year once in January and the other in June. Anyone is

welcome to attend the meeting, and she will post the meeting dates and times outside Borough Hall.

- Planning Commission – Ms. Mahon was very excited to meet its newest member, Doug Edge. It was nice to have a new face on the board.
- Workers Compensation – Mr. Wheeler is still in discussion with Middletown Township regarding the payment of workers compensation for William Penn Fire Company. Middletown's solicitor was going to make a recommendation last night but to date Mr. Wheeler not been informed of any decision.
- Ms. Omietanski distributed the 2017 meeting schedule and asked that council review and approve so she can forward it to the Courier Times. Mr. Wheeler emphasized that the next meeting was January 3, 2017.

A motion was made by Mr. Walton seconded by Mr. Mandolesi to advertise the proposed 2017 meeting schedule in the Courier Times; Motion passed with all in favor 6-0-0

There being no further official business the meeting was adjourned at 8:36 pm; motion made by Mr. Mandolesi seconded by Ms. Mahon.

Respectfully Submitted

Dorothy Omietanski,
Hulmeville Borough Secretary